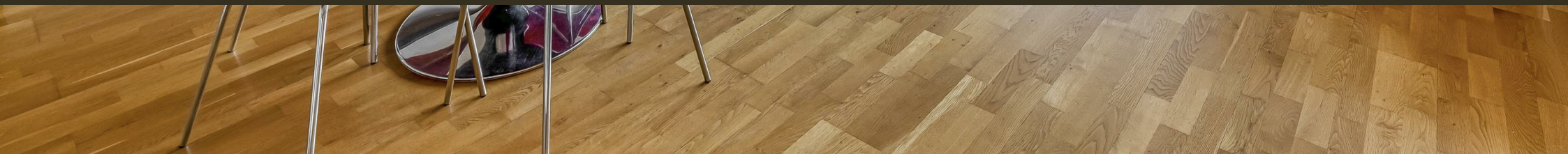




47 Marsham Street, Westminster
London SW1P

GARTON JONES.COM



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£1,150,000 Leasehold

We are pleased to offer for sale this 3 bedroom apartment located in this popular development in Westminster close to the River Thames. The apartment is sold with vacant possession including all furniture, fixtures and fittings. The living space comprises of an open integrated kitchen and a bright reception room with sky line views, modern guest bathroom and three double bedrooms with the master benefitting from an en-suite bathroom and ample fitted wardrobes. Residents of Romney House benefit from a 24 hour concierge and a gymnasium and this property has 2 secure underground parking spaces (tandem bay). Marsham Street is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament and Westminster Abbey. The local transport links of Victoria Station is nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James Park and Westminster. The area has an abundance of amenities and restaurants such as The Vincent Rooms, The Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. Just a short walk away is the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances. Garton Jones are based on site so are readily available for viewings.

EPC Rating C (77)

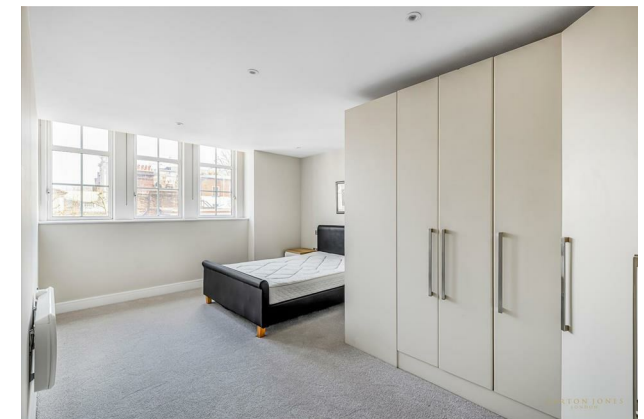
Service Charges: £9442 per annum

Ground Rent: £450 Per Annum

Long Leasehold: 982 Years Remaining

Council Tax Band G (London Borough of Westminster)

- 3 Bedroom Apartment
- 1118 Square Feet
- 4th Floor
- Reception Room With Fantastic Views
- Open Plan Integrated Kitchen
- 2 Bathrooms (En-Suite)
- 24 Hour Concierge & Residents Gym
- Sold With Vacant Possession
- 2 Secure Underground Parking Spaces (Tandem)
- Walking Distance To St James's Park, Westminster & Victoria Transport Links

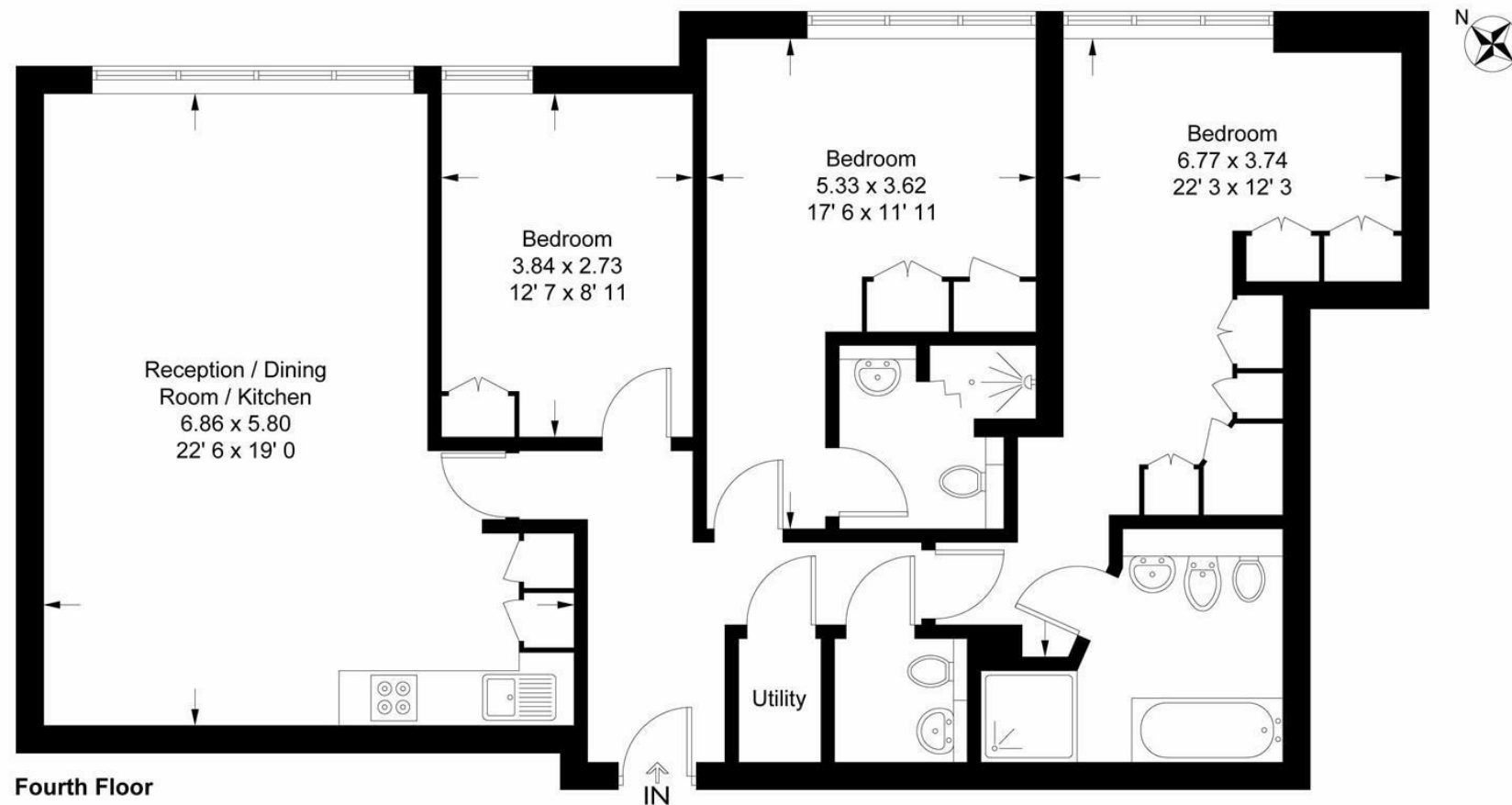


EPC certificate available on request.

Romney House

Approximate Gross Internal Area = 1118 sq ft / 103.9 sq m

GARTON JONES
LONDON



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



